

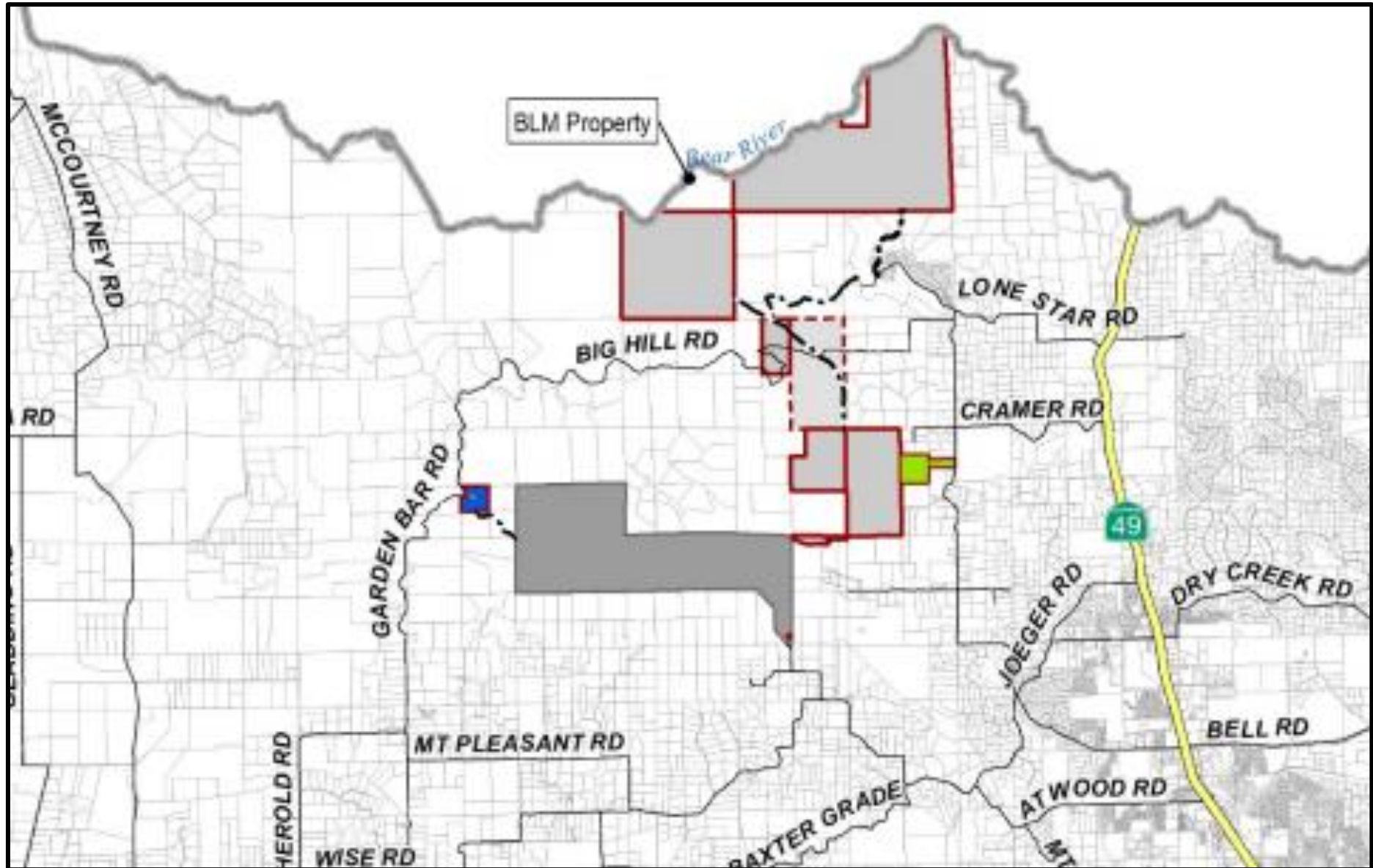
# **HIDDEN FALLS REGIONAL PARK TRAILS EXPANSION**

**FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT  
CONDITIONAL USE PERMIT MODIFICATION**

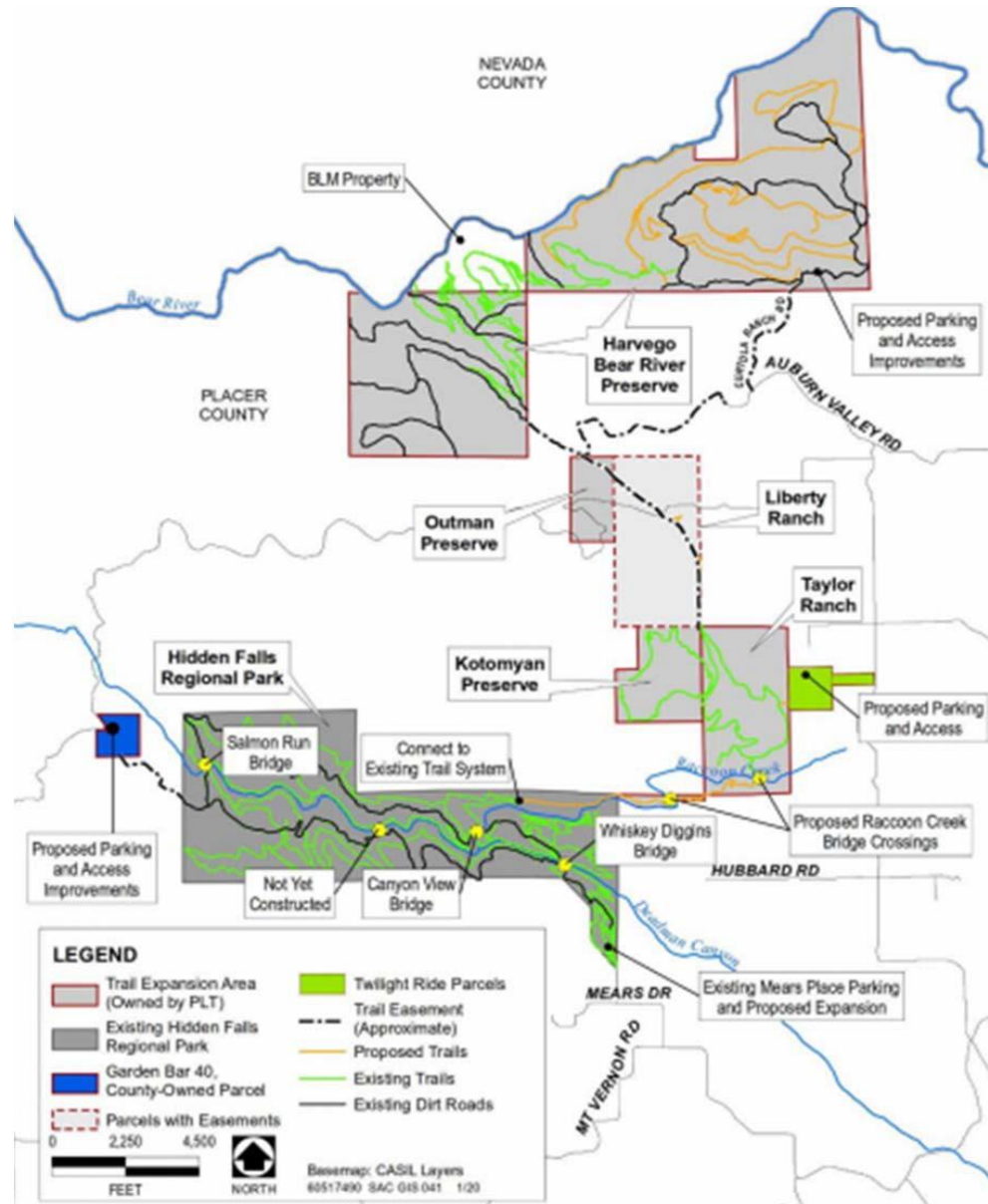
**Parks Division: Lisa Carnahan and Andy Fisher**



# Project Location



# Proposed Trail System

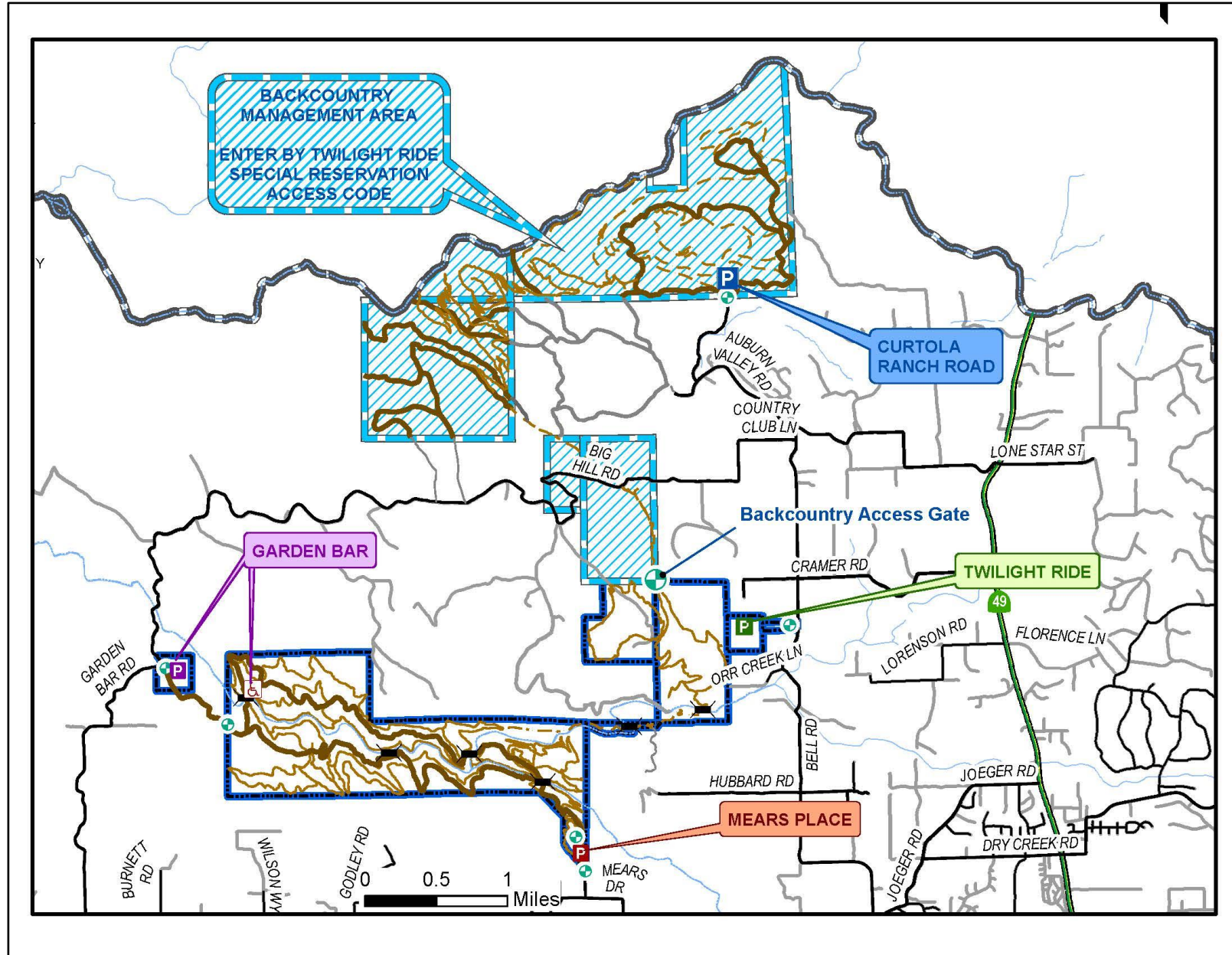




# Reduced Project Balancing Demand with Neighbor Concerns



# Recommended Reduced Project

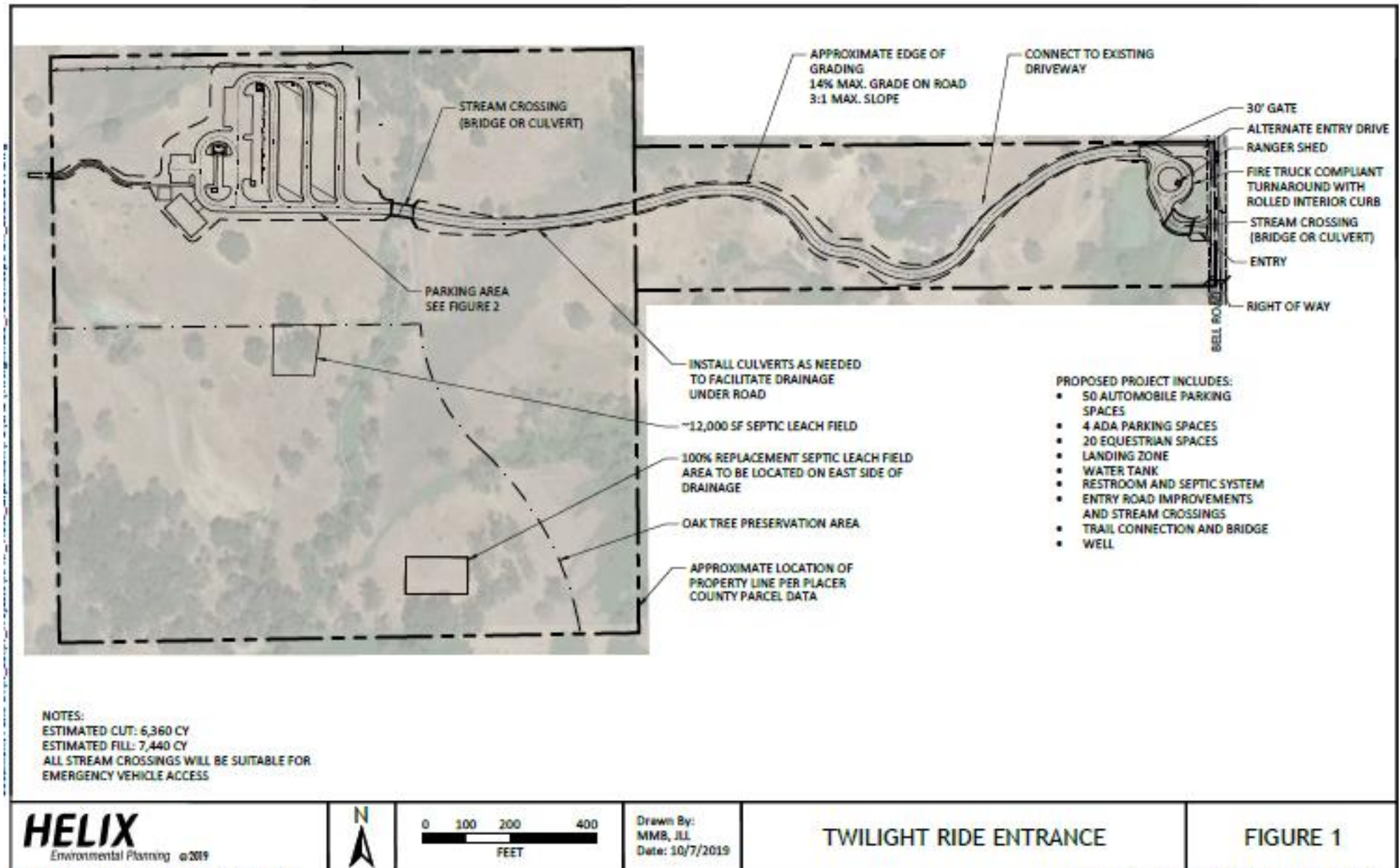


# Recommended Reduced Project

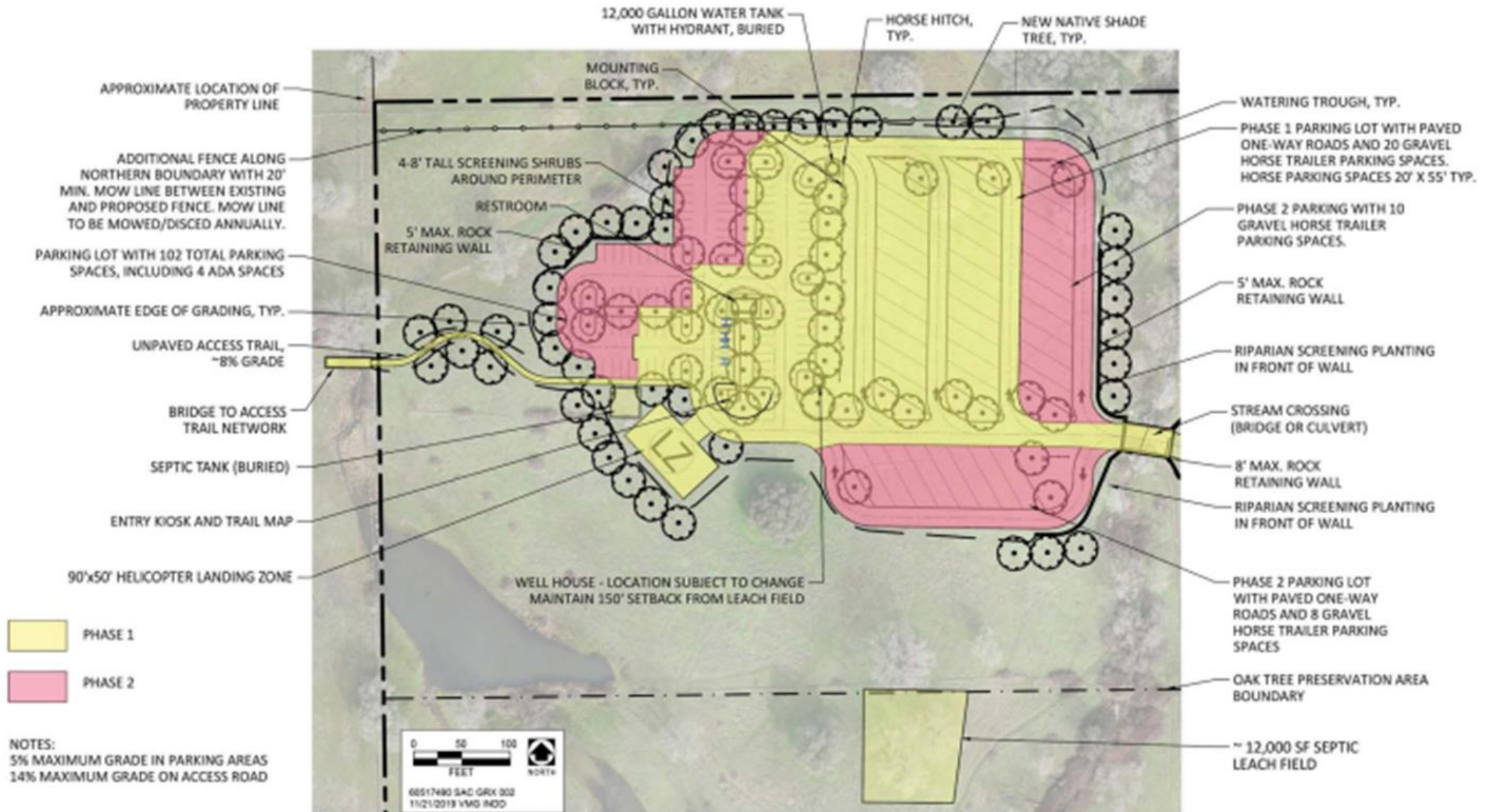
PARKING AREA	SEIR FULL BUILDOUT	REDUCED PROJECT
MEARS PLACE		
Automobile Parking	105 (existing) + 25 (new)	105 (existing) + 25 (new)
Equestrian Parking	12 (existing)	12 (existing)
Open Status	Daily	Daily
Reservations	Weekends, Holidays, Peak Days	Weekends, Holidays, Peak Days
TWILIGHT RIDE		
Automobile Parking	102	54
Equestrian Parking	38	20
Open Status	Daily	Daily
Reservations	Weekends, Holidays, Peak Days	Weekends, Holidays, Peak Days
CURTOLA RANCH ROAD		
Automobile Parking	120 (102 new + 18 existing)	18 (existing)
Equestrian Parking	10	0
Open Status	Daily	Docent Tours Only – 12/year
Reservations	Daily	Docent tour sign ups
GARDEN BAR ROAD		
Automobile Parking	45 + 5 ADA + event overflow	25 + 5 ADA + event overflow
Equestrian Parking	20	0
Open Status	Daily	Weekends, Holidays, Peak Days
Reservations	Daily	Weekends, Holidays, Peak Days
Events	6 per year w/permit	6 per year w/ permit
Total New Parking Spaces	279 Auto/68 Equestrian	109 Auto/20 Equestrian Approx. 63% reduction in parking spaces from full buildout



# Twilight Ride Parking

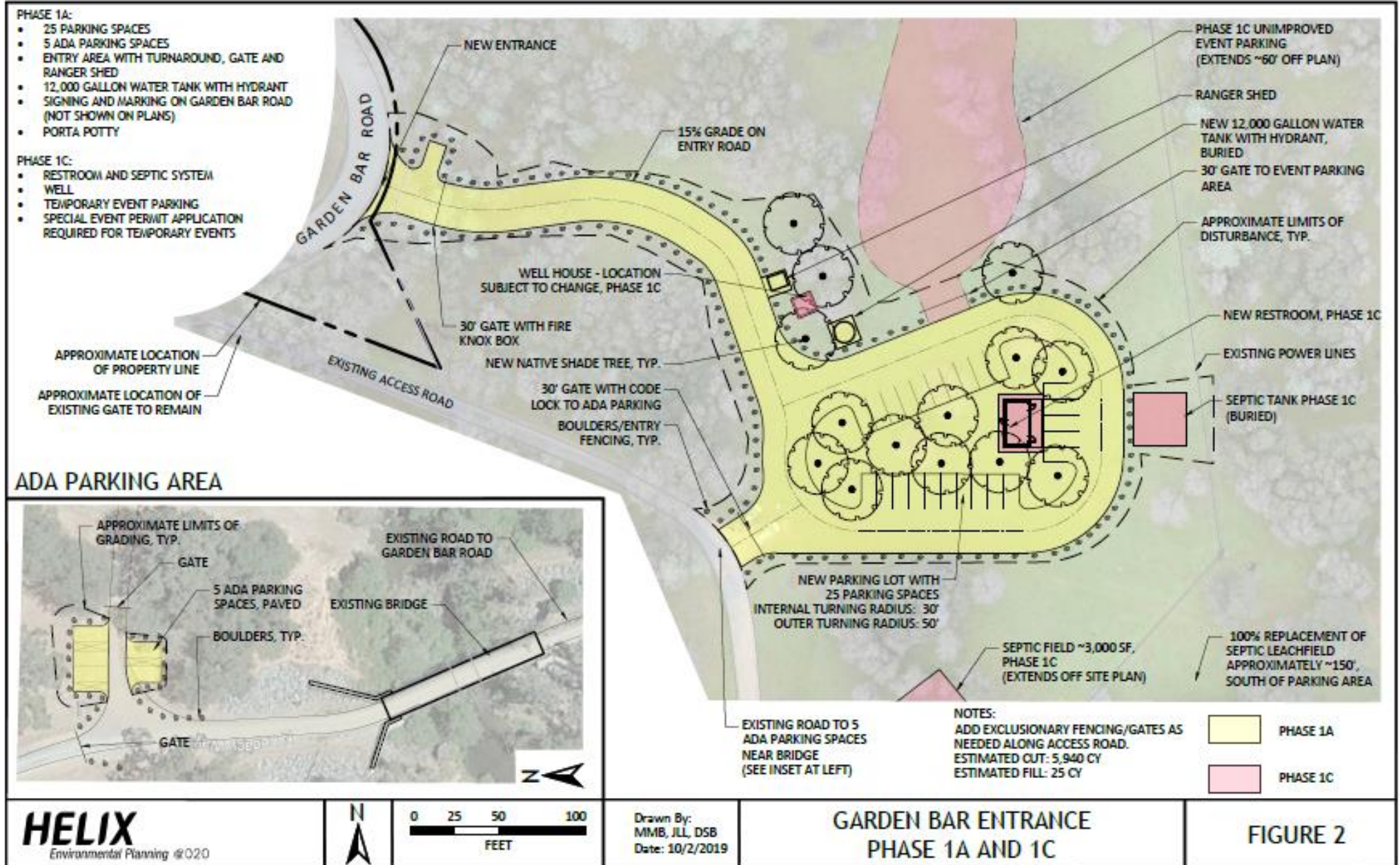


# Twilight Ride Parking





# Garden Bar Parking



# Placer Legacy Open Space And Agricultural Conservation Program

- Placer County General Plan – Open Space Element (1994)
- Citizen's Advisory Committee – 1999
- Adoption by Board of Supervisors – 2000

## Objectives:

“Conserve natural features necessary for access to a variety of outdoor recreation opportunities;”

“Residents of South Placer incorporated and unincorporated areas alike would be served by providing one or more large (>300 acres) regional parks in a rural setting with a variety of passive recreation opportunities. Such a park may be connected with larger areas of protected land, providing additional habitat value.”





# Acquisition History And Terms

- Hidden Falls – Spears Ranch 2003
- Hidden Falls – Didion Ranch 2004
- Taylor Ranch 2007
- Liberty Ranch 2007
- Harvego Bear River Preserve 2010
- Outman Big Hill Preserve 2012
- Campbell Property 2013
- Haddad Property 2013
- Loudin Easement 2013
- Spears 40 2016





# Traffic & Parking

## **What has been done at Mears?**

1. No Parking Zones
2. Ranger Patrol of Neighborhood
3. Website and social media information
4. Webcam
5. Public Education
6. Reservation System

## **What will be done at Twilight Ride & Garden Bar?**

1. All that is done at Mears
2. Adaptive management in perpetuity

# Public Outreach

1. Board of Supervisors, 8/9/16 (approval of consultant contract for environmental review/update on parking solutions @ Mears)
2. Public Scoping Meeting- 2/21/17
3. Rural Lincoln MAC, 2/27/17
4. North Auburn MAC, 4/11/17
5. Board of Supervisors, 5/22/18 (purchase agreement for Twilight Ride)
6. Public Scoping Meeting on revised NOP for addition of Twilight Ride (6/14/18)
7. North Auburn MAC, 9/11/18
8. Parks Commission, 9/20/18
9. Board of Supervisors, 2/5/19 (first amendment to environmental review services contract)
10. Lincoln MAC, 3/18/19 (Master Plan)
11. Horseshoe Bar/Penryn MAC, 3/26/19 (Master Plan)
12. Foresthill Forum, 4/1/19 (Master Plan)
13. Meadow Vista MAC, 4/3/19 (Master Plan)

# Public Outreach, continued

14. Agricultural Commission 4/8/19, (Master Plan)
15. North Auburn MAC, 5/14/19 (canceled due to lack of quorum) (Master Plan)
16. Placer Farm Bureau, 6/4/19
17. Protect Rural Placer meeting with Supervisor Gore, 5/28/19
18. Planning Commission, 5/14/20, (to accept comments on the draft SEIR)
19. Board of Supervisors, 7/28/20 (second amendment to environmental review services contract)
20. Parks Commission, 9/17/20
21. Board of Supervisors, 9/22/20 (authorization to apply for Prop 68 Grant Funds for Twilight Ride)
22. Planning Commission, 9/24/20 (item continued, comments accepted)
23. Town Hall, 10/6/20 (details on the reduced project)
24. Planning Commission, 10/22/20
25. Planning Commission, 1/28/21

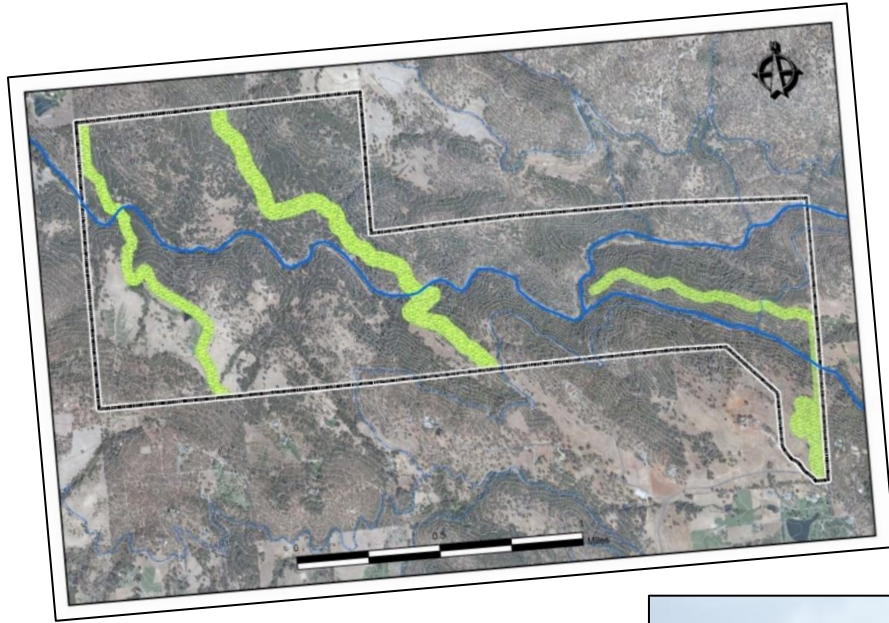


# Areas of Special Interest

1. Vegetation Management and Wildfire Risk Reduction
2. Emergency Access and Communications
3. Agricultural Grazing Plans / compatibility with public access
4. County / Placer Land Trust Cooperation
5. Funding

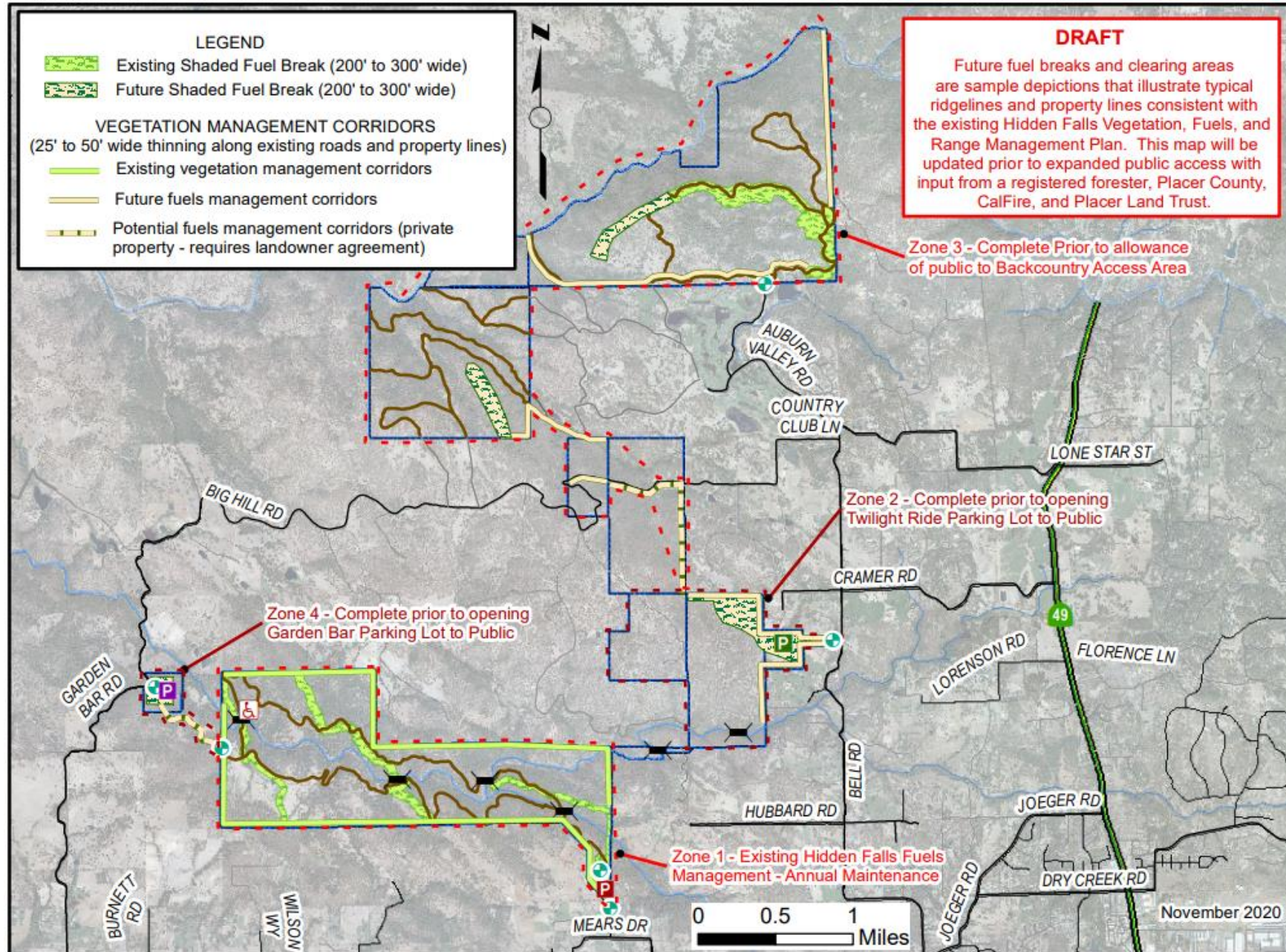


# Vegetation Management & Wildfire Risk





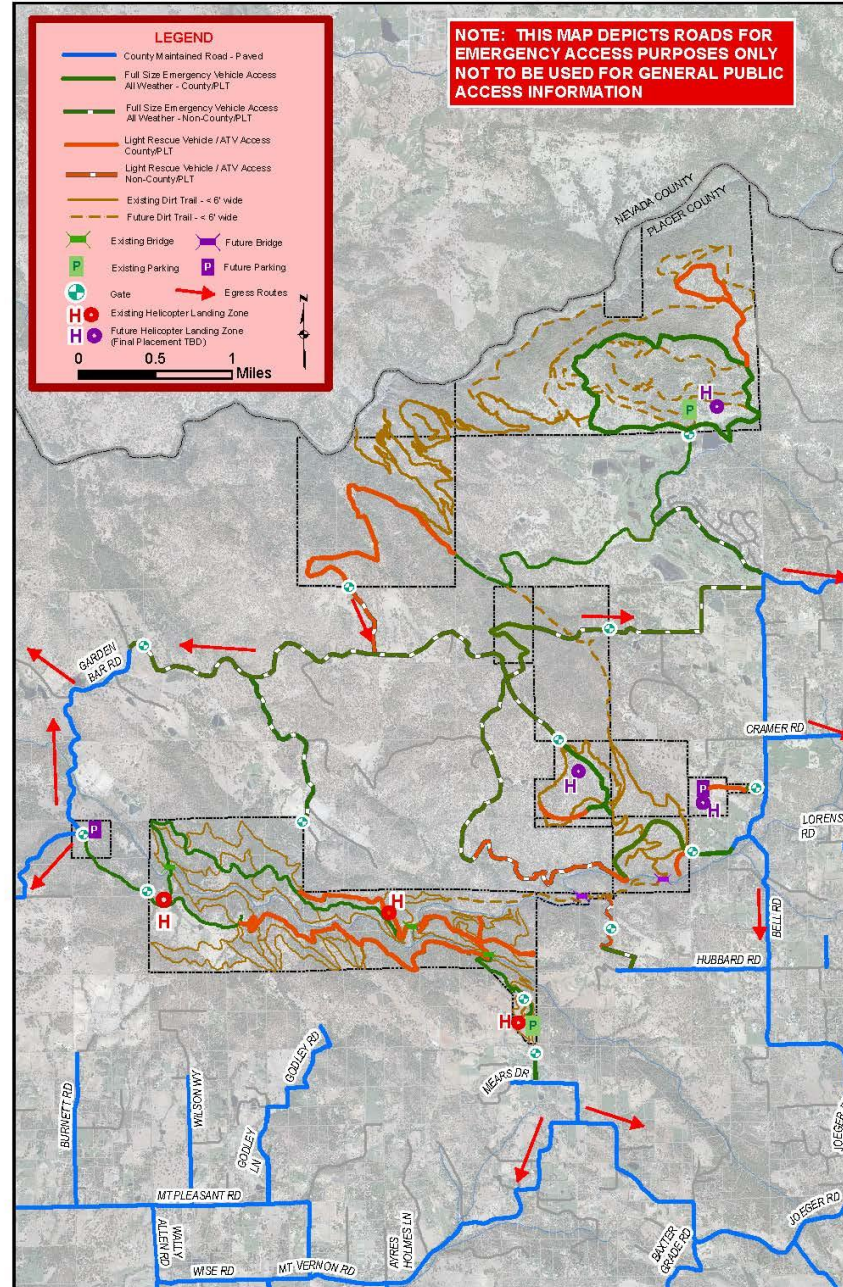
# Vegetation Management & Wildfire Risk





-----DRAFT-----  
HIDDEN FALLS - BIG HILL AREA  
EMERGENCY ACCESS

November 2020



# Emergency Access and Communication

# Agricultural Grazing Plans / compatibility with public access

- Commitment to Agriculture – County and PLT
- Hidden Falls Draft Grazing RFP





# Trails and Grazing

“Las Vargas Ranch, Analysis of Issues Related to Livestock Grazing Operation and Trail Use”

Santa Barbara County Trails Council, 2014

Land Management	Acreage	Miles of Trails	Type of Agriculture	Years of Coexistence	Incident Frequency
City of San Luis Obispo	700 total	9 miles	Cow/calf, stocker	15	0 – human interaction; 5x year dogs harass livestock <sup>a</sup>
East Bay Municipal Utilities District	112,000 acres	1,200 miles	Cow/calf	30+	>1 per year <sup>b</sup>
Point Reyes National Seashore	71,000	150 miles	Cow/calf, dairy	50+	>1 per year <sup>c</sup>
Los Padres National Forest	5,000 with grazing, 1.7 mil total	1,200 miles	Cow/calf, stocker, horses	100+	>1 per year <sup>d</sup>
East Bay Regional Parks Department	21,945 with year-round grazing	1,200 miles	Cow/calf (~5,000 annually)	40+	>1 per year <sup>e</sup>
Midland School	2,860		150 cow/calf pairs or 200 stockers	75+	1 incident with car, other than that never
Contra Costa Water District	20,000	53	3,000 sheep, 1500 head of cattle	13	1 ever
Bureau of Land Management - Ukiah Field Office	1132	1	cattle	9	never
Lake Berryessa Running Deer Ranch, Napa County		100 miles			
PG&E – Point Buchon Trail and Pecho Coast Trail		3.4		6	
Solano Land Trust	22,161	Varies from property to property, about 15 each	Cow/calf, stocker, sheep	Up to 25	1 incident ever
Lassen National Forest	20,000	10	Cow/calf		Gates left open annually, nothing serious
Cleveland National Forest	2500	5 miles	Cow/calf	40	1 minor incident a season



# County / Placer Land Trust Cooperation

**Big Hill / Bear River Area Expansion Properties  
DRAFT MATERIAL TERMS  
For Placer County and Placer Land Trust  
Memorandum of Understanding**

*Draft – January 2021 prepared by County staff in consultation with Placer Land Trust*

**Introduction**

Placer County (County) and Placer Land Trust (PLT) have entered into purchase and sale agreements for fee ownership and/or various easements related to the permanent conservation of natural and recreational values of land that makes up the majority of Trails Expansion Properties (Properties). Both parties affirm their respective rights under the Agreements. This is a working, draft document between Placer County (County) and Placer Land Trust (PLT) which aims to identify key terms of a proposed memorandum of understanding (MOU). The purpose of the MOU is to further define the roles and responsibilities of the County and PLT on the Properties. Both parties affirm this document is intended to remain in draft form until the consideration, by the Placer County Board of Supervisors, of the Final Subsequent Environmental Impact Report (FSEIR) for the Hidden Falls Regional Park Trails Expansion Project. If the FSEIR is certified and a Project approved that includes the introduction of public access onto the Properties, this document would be updated for consistency with the approved project and used as a basis for an executable MOU.

**MOU and Subsequent Agreements**

Upon consideration by the County Board of Supervisors of the FSEIR and the modified conditional use permit, if the County elects to certify the FSEIR and approve the modified conditional use permit, the County and PLT will produce an MOU based on these draft material terms, consistent with the approved project, mitigation, conditions of approval, and existing Management Plans. Additionally, if the FSEIR is certified and the conditional use permit is modified, the County will also record additional Trail Easements as applicable on PLT-owned properties in the Expansion area on which there will be public trails (Taylor Ranch Preserve, Kotomyan Big Hill Preserve). Other agreements involving PLT that affect these properties include grazing leases, access easements, grant/funding agreements, and two conservation easements (see also, Conservation Restrictions).

**Reserved Rights**

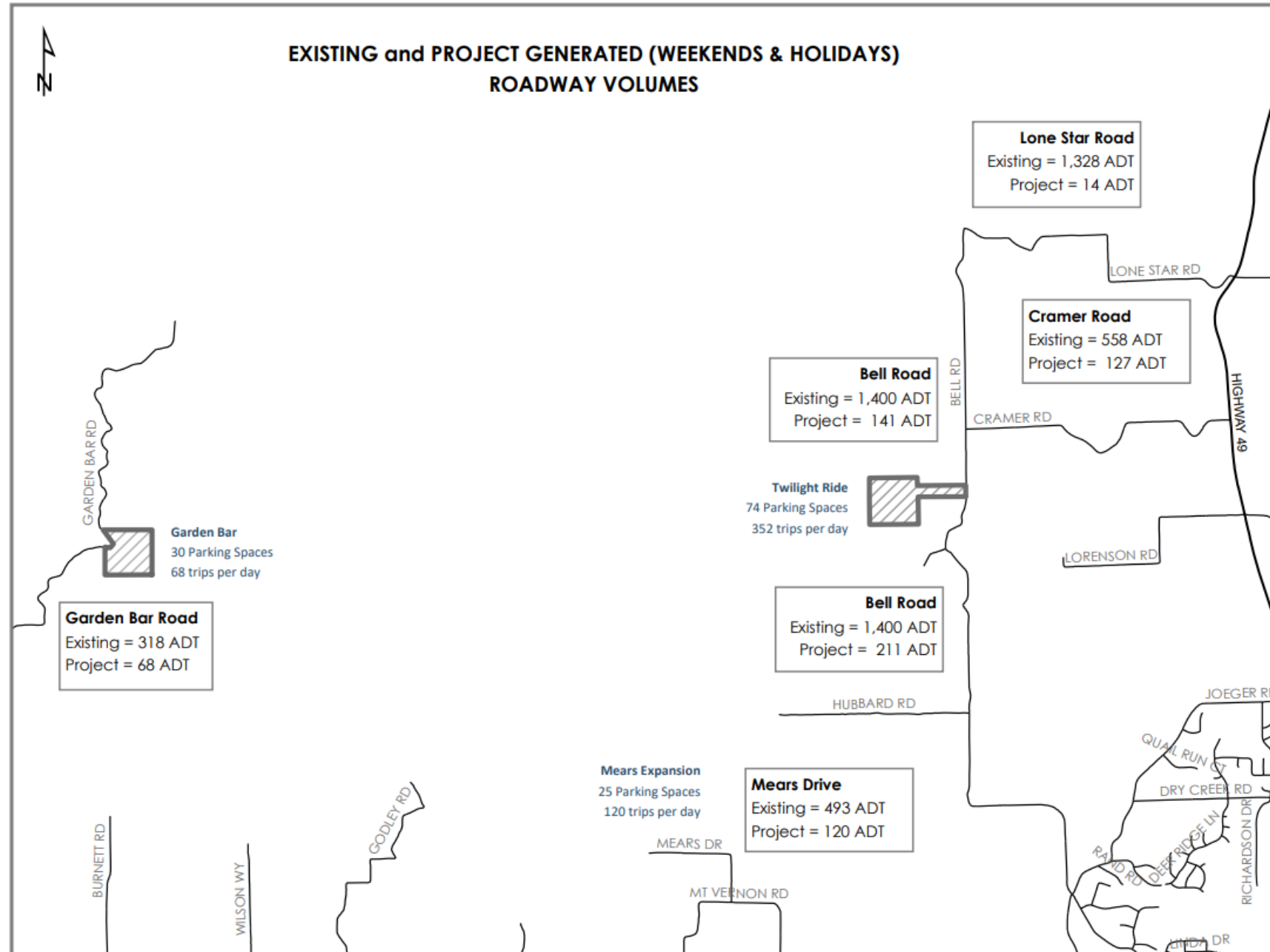
PLT:

PLT reserves all rights, conservation values, and permanent protections conferred to it as landowner/conservation easement holder on its preserves, except those rights that are specifically shared or granted to the County in Funding Agreements and Trail Easements. Among PLT's reserved rights on its preserves, the following specific reserved rights are disclosed and described here and should be referenced in the County-PLT MOU for sake of clarity; they are the right to:

- a) Take action necessary to protect the preserves' conservation values.
- b) Plan and implement special management of sensitive ecological or historical sites or features.
- c) Name PLT property

1. Working together on acquisition
2. Working together on planning
3. Working together on trail design & construction
4. Draft MOU – working together on management

# Traffic & Parking – Reduced Project



# Funding

PLACER COUNTY PARKS DIVISION														
DRAFT - Hidden Falls Trails Expansion Project														
Finance Plan														
Capital Costs														
February 11, 2021														
Project Name					Total Cost	Funding Sources								
	Open Space Acres	Square Feet	Trail Miles (Paved)	Trail Miles (Dirt)		Existing Funding				Potential Funding				General Fund Contribution / TBD <sup>1</sup>
						Park Dedication Fees	Grants/ Other	Parks Operating Budget	Project Account/ Reserves	Park Dedication Fees <sup>1</sup>	Grants / Other <sup>2</sup>	New Assessment / Tax	Volunteer / Partnership	
Eastern Improvements														
Hidden Falls Phase 1 - Twilight Ride	50.0			0.3	\$4,263,790					\$550,000	\$3,027,090		\$686,700	
Hidden Falls Phase 2 - Connectivity	21.0			3.0	\$3,610,000					\$150,000	\$2,500,000		\$960,000	
Hidden Falls Phase 3 - Harvego Bear River Preserve	2,234.0			19.0	\$650,000					\$70,000	\$250,000		\$330,000	
Hidden Falls Existing Parking Area Improvements					\$440,000					\$150,000			\$290,000	
Total Eastern Improvements	2,305.0	0.0	0.0	22.3	8,963,790.0	0.0	0.0	0.0	0.0	920,000.0	5,777,090.0	0.0	0.0	2,266,700.0
Western Improvements														
Hidden Falls Ranch House Renovation		2,500			\$190,000					\$50,000			\$140,000	
Hidden Falls Phase 4 - Garden Bar Entrance	40.0			1.0	\$1,223,000					\$75,000	\$900,000		\$248,000	
Hidden Falls Phase 5 - Accessible Nature Network				2.0	\$1,800,000					\$50,000	\$1,500,000		\$250,000	
Total Western Improvements	40.0	2,500	0.0	3.0	\$3,213,000	\$0	\$0	\$0	\$0	\$175,000	\$2,400,000	\$0	\$0	\$638,000
GRAND TOTALS	2,345.0	2,500	0.0	25.3	\$12,176,790	\$0	\$0	\$0	\$0	\$1,095,000	\$8,177,090	\$0	\$0	\$2,904,700
Annual Ongoing Costs														
Project Name	Open Space Acres	Square Feet	Trail Miles (Paved)	Trail Miles (Dirt)	Total Annual Cost	Expenses					Offsetting Revenue		General Fund Contribution	
						Vegetation Management	Ranger patrol	General Maintenance	Materials & Equipment	Utilities		Parking Fees / Rental		Volunteer Labor
Existing Hidden Falls Regional Park														
Existing Hidden Falls Regional Park	1,200.0		0.3	30.0	\$460,000	\$105,000	\$215,000	\$100,000	\$35,000	\$5,000		\$100,000		\$360,000
Eastern Improvements														
Hidden Falls Phase 1 - Twilight Ride	50.0			0.3	\$310,000	\$30,000	\$215,000	\$50,000	\$10,000	\$5,000		\$80,000		\$230,000
Hidden Falls Phase 2 - Connectivity	21.0			3.0	\$10,500	\$5,000	\$0	\$3,500	\$2,000	\$0		\$0		\$10,500
Hidden Falls Phase 3 - Harvego Bear River Preserve	2,234.0			19.0	\$145,000	\$30,000	\$70,000	\$30,000	\$15,000	\$0		\$0		\$145,000
Hidden Falls Existing Parking Area Improvements					\$8,000	\$0	\$0	\$7,000	\$1,000	\$0		\$0		\$8,000
Total Eastern Improvements	2,305.0	0.0	0.0	22.3	473,500.0	65,000.0	285,000.0	90,500.0	28,000.0	5,000.0	0.0	80,000.0	0.0	393,500.0
Western Improvements														
Hidden Falls Ranch House Renovation		2,500			\$17,500			\$6,500	\$4,000	\$7,000		\$17,500		\$0
Hidden Falls Phase 4 - Garden Bar Entrance	40.0			1.0	\$60,000	\$5,000	\$20,000	\$20,000	\$10,000	\$5,000		\$20,000		\$40,000
Hidden Falls Phase 5 - Accessible Nature Network				2.0	\$7,000	\$0	\$0	\$3,500	\$3,500	\$0		\$0		\$7,000
Total Western Improvements	40.0	2,500	0.0	3.0	\$84,500	\$5,000	\$20,000	\$30,000	\$17,500	\$12,000	\$0	\$37,500	\$0	\$47,000
Totals For All New Improvements	2345.0	2,500	0.0	25.3	\$558,000	\$70,000	\$305,000	\$120,500	\$45,500	\$17,000	\$0	\$117,500	\$0	\$440,500
GRAND TOTAL - EXISTING PLUS NEW IMPROVEMENTS	3,545.0	2,500	0.3	55.3	\$1,018,000	\$175,000	\$520,000	\$220,500	\$80,500	\$22,000	\$0	\$217,500	\$0	\$800,500
Notes:														
1) All figures are given in 2020 dollars and are subject to inflation over time														



# Basis of Recommendation for Reduced Project

- Analysis and Conclusions of the Final SEIR
- Input from neighbors
- Input from user groups
- Construction challenges
- Operational costs



# Action Requested

1) Adopt a resolution to certify the Final Subsequent Environmental Impact Report (SCH# 2007062084) prepared pursuant to the California Environmental Quality Act, and adopt the Findings of Fact and Statement of Overriding Considerations and Mitigation Monitoring Reporting Program supported by the findings set forth within the staff report and the following statements:

- The Hidden Falls Regional Park Trails Expansion Project Final Subsequent Environmental Impact Report has been prepared as required by law and in accordance with all requirements of CEQA and the CEQA Guidelines and the document as adopted reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of the preparation of the Subsequent Environmental Impact Report.
- The custodian of records for the Hidden Falls Regional Park Trails Expansion Project Final Subsequent Environmental Impact Report is the Placer County Planning Director, 3091 County Center Drive, Suite 140, Auburn, CA 95603.

2) Approve the Conditional Use Permit Modification for the Hidden Falls Regional Park and Trails Expansion *Reduced* Project, subject to the recommended conditions of approval and findings contained within the staff report and as further clarified.

